

## **4.0 INDUSTRIAL AND COMMERCIAL**

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### **4.1 BMP REQUIREMENTS FOR ALL DISCHARGERS**

#### **4.1.1 NON-STORM WATER DISCHARGES**

Non-storm water discharges refer to water flows that are not associated with storm events (i.e. the product of precipitation). The following categories of non-storm water discharges are exempt from discharge prohibitions established by the City's ordinance, but BMPs must be maintained to keep prevent these discharges from being a source of or transporting pollutants to the City's storm water conveyance system. Such discharges are listed below:

- Discharges from potable water sources other than water main breaks;
- Diverted stream flows (provided required permits are obtained);
- Flows from riparian habitats and wetlands;
- Foundation drains (not including active groundwater dewatering systems);
- Individual residential washing of vehicles;
- Irrigation water including recycled water used for irrigation;
- Landscape irrigation;
- Lawn watering;
- Rising groundwater;
- Swimming pool discharges (if dechlorinated to less than one PPM chlorine);
- Uncontaminated groundwater infiltration to storm drains;
- Uncontaminated pumped groundwater;
- Water from crawl space pumps; and
- Water from footing drains (not including active groundwater dewatering systems).
- Air conditioning condensate
- Flows from emergency fire fighting activities
- Springs
- Water line flushing

#### **4.1.2 BMP REQUIREMENTS APPLICABLE TO ALL DISCHARGERS**

##### **Good Housekeeping BMPs**

Good housekeeping consists of practices implemented to prevent pollutants from being carried in either non-storm water dischargers or with storm water during a storm event and include the practices below. These practices should be implemented by all dischargers, when applicable:

- Report prohibited non-storm water discharges to the City's storm water hotline (619) 336-4389.

- Prohibited non-storm water discharges include industrial and commercial businesses hosing down their sites or washing vehicles or equipment where water reaches the City's storm water conveyance system, or anyone dumping solid or liquid waste directly into or where it may reach the City's storm water conveyance system.
- Regularly clean and maintain outdoor areas
  - Eliminate the accumulation of pollutants (dirt, surplus materials, spilled or dropped substances, litter, and debris) that collect in areas that can be carried in runoff to the storm water conveyance system.
  - Keep dumpster, trashcan, and recycling bin lids closed to prevent the wind from carrying trash out of the receptacles and to prevent wind, rain, and scavengers from transporting pollutants to the storm water conveyance system.
- Choose dry cleaning methods
  - Eliminate hosing down the site unless all wash water is contained and disposed of to a pervious area, like a lawn, or the sanitary sewer system. Note that some kinds of wash water (i.e. containing significant amounts of pollutants) may not be allowed to be disposed of to a pervious area. Additionally, sewer permits may be necessary for disposing of significant amounts of wash water to the sewer system.
  - Sweeping of paved areas is a dry cleaning method that helps prevent trash, debris, and particulate matter such as dirt from accumulating on paved surfaces and being carried to the storm water conveyance system during a rain event.
- Reduce the use of toxic materials
  - Substitute non-toxic or less-toxic cleaning materials and solvents, use non-caustic and phosphate-free detergents, water-based degreasers, non-chlorinated solvents, when possible.
- Store materials in a manner where they do not contact storm water
  - Move into a building or provide a cover, berm, or similar structure to prevent storm water from contacting materials stored outdoors.

### **Erosion Control**

- Remove or secure any significant accumulations of eroded soils from slopes, or other exposed areas. Such areas may be secured through the use of vegetation, geotextiles, erosion control blankets, etc.

### **Illegal Connections and Discharges**

- Illegal connections to the storm water conveyance system, including, but not limited to sinks and toilets plumbed to the storm water conveyance system, and other systems that convey prohibited discharges to the storm water conveyance system must be eliminated (even if the connection was established pursuant to a valid permit and was legal at the time it was constructed).

- Illegal discharge practices must be eliminated. If a discharge is not include on the list of allowed discharges discussed in section 2.1.1, and is not water resulting from a storm event, it is most likely an illegal discharge.

## **4.2 BMP REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL SITES**

Key BMPs generally applicable to industrial and commercial facilities and activities include the following:

- Reducing the exposure of pollutants to storm water and non-storm water discharges. This is often done through
  - Covering the pollutants and/or
  - Keeping pollutants away from typical flow paths of water
- Good housekeeping: generally keeping work and storage areas clean and well organized.
- Prompt, proper cleanup of spills
- Preventing illegal discharges, such as vehicle wash water.

### **4.2.1 POLLUTION PREVENTION**

The City requires incorporation of such strategies into the standard operating procedures of all industrial and commercial facilities, whether a large or small industrial facility, a corporate chain store, a franchise, or an independent or family run shop. The following pollution prevention methods shall be considered and implemented to the MEP, where applicable:

- Reduce quantity of toxic materials used or substitute less-toxic materials
- Use minimal cleaning water to decrease wastewater generation
- Display pollution prevention methods prominently to remind or instruct employees and customers
- Implement a spill response plan
- Segregate and recycle wastes
- Provide a schedule of preventive maintenance procedures
- Reduce waste through more efficient production processes
- Recycle wastes as part of the production process (most preferred), off site or on site (least preferred)
- Treat wastes on site to decrease volume and/or toxicity
- Dispose of wastes properly
- Continually train employees as needed

### **4.2.2 GENERAL AND ACTIVITY SPECIFIC BMPs**

In addition to the pollution prevention BMPs described above, the City has also established a set of minimum BMPs based on the CASQ California Stormwater BMP Handbook – Industrial & Commercial (CASQA, 2003) for all industrial and commercial

sites. Businesses are required to use an effective combination of general BMPs and activity-specific BMPs. General BMPs and activity-specific BMPs are required where applicable and are briefly listed below. The relevant CASQA BMP fact sheet reference is given in parentheses after each listing; the BMP fact sheets are available online at [www.cabmphandbooks.com](http://www.cabmphandbooks.com). In some cases the City does not agree with some of the specific recommended BMP options listed in the CASQA fact sheets. Those exceptions are listed later in this section.

Note that more stringent BMP requirements may need to be applied where necessary to reduce discharges of pollutants to sensitive water bodies and/or comply with total maximum daily load (TMDL) regulations. The City also reserves the right to require the development of Storm Water Pollution Prevention Plans (SWPPP) and/or storm water monitoring if deemed necessary by City inspectors.

- **General BMPs**

- Non-Storm Water Discharge Control (SC-10)
- Spill Prevention, Control/Cleanup (SC-11)
- Waste Handling and Disposal (SC-34)
- Sediment/Erosion Control (SC-40)
- Building/Grounds Maintenance (SC-41)
- Parking Area Maintenance (SC-43)
- Drainage System Maintenance (SC-44)
- Employee Training
  - As appropriate to their positions, staff must be trained to avoid prohibited discharges.
  - Staff must be trained in proper implementation of the BMPs applicable to the activities they regularly conduct.

- **Activity-Specific BMPs**

Appropriate BMPs depend on the type of activities, pollutants and potential source of pollutants. BMPs requirements for the following activities and areas, which are relatively common at industrial and commercial sites, follow the CASQA BMP noted in parentheses after each activity.

- Vehicle/Equipment Fueling (SC-20)
- Vehicle/Equipment Cleaning (SC-21)
- Vehicle/Equipment Repair (SC-22)
- Outdoor Loading/Unloading (SC-30)
- Outdoor Liquid Container Storage (SC-31)
- Outdoor Equipment Operations (SC-32)
- Outdoor Storage of Raw Materials (SC-33)

In addition to the minimum BMPs listed above, the City may require additional BMPs based on specific site conditions observed during an inspection. The City also may require the implementation of treatment control BMPs, including but not limited to the following:

- Infiltration Trench (TC-10)
- Infiltration Basin (TC-11)
- Retention/Irrigation (TC-12)
- Wet Pond (TC-20)
- Constructed Wetland (TC-21)
- Extended Detention Basin (TC-22)
- Vegetated Swale (TC-30)
- Vegetated Buffer Strip (TC-31)
- Bioretention (TC-32)
- Media Filter (TC-40)
- Water Quality Inlet (TC-50)
- Multiple Systems (TC-60)
- Wetland (MP-20)
- Media Filter (MP-40)
- Wet Vault (MP-50)
- Vortex Separator (MP-51)
- Drain Inlet (MP-52)

### **4.2.3 CITY EXCEPTIONS TO CASQA FACT SHEETS**

Section 3 of the CASQA Industrial and Commercial Storm Water BMP Handbook consists of the following fact sheets:

SC-10	Non-storm water discharges
SC-11	Spill Prevention, Control, and Cleanup
SC-20	Vehicle and Equipment Fueling
SC-21	Vehicle and Equipment Cleaning
SC-22	Vehicle and Equipment Repair
SC-30	Outdoor Loading/Unloading
SC-31	Outdoor Liquid Container Storage
SC-32	Outdoor Equipment Operations
SC-33	Outdoor Storage of Raw Materials
SC-34	Waste Handling and Disposal
SC-35	Safer Alternative Products
SC-40	Contaminated or Erodible Areas
SC-41	Building and Grounds Maintenance
SC-42	Building Repair and Construction
SC-43	Parking/Storage Area Maintenance
SC-44	Drainage System Maintenance
--	Food Service Facilities

The City has noted some exceptions to some BMPs listed on some of the aforementioned CASQA Industrial and Commercial Fact Sheets, which are discussed below.

Please note that although CASQA fact sheets state that listed BMPs are “suggested protocols,” the City requires the implementation of such protocols as minimum BMPs, when applicable to the business.

There are no fact sheets specific to disposal of hazardous waste included in the CASQA Industrial and Commercial Handbook. Industrial and commercial businesses must follow appropriate waste disposal BMPs (SC-34) and applicable laws and regulations when disposing of hazardous waste.

CASQA fact sheet SC-11 states that industrial and commercial businesses should develop and regularly update a spill prevention control and countermeasure (SPCC) Plan. A formal SPCC document is not required, but is encouraged. However, other BMPs listed on SC-11 must be implemented when preventing and responding to spills.

SC-22, Vehicle and Equipment and Repair, states, “Incoming vehicles [should be] checked for leaking oil and fluids. Do not allow leaking vehicles or equipment on site.” Due to the nature of vehicle equipment and repair facilities, leaking vehicles or equipment may be allowed on site. BMPs must be implemented to prevent vehicle and equipment fluids from contacting, or potentially contacting, storm water.

SC-43, Parking/Storage Area Maintenance, states, “Follow the procedures below when cleaning oily deposits: use a screen or filter fabric over inlet, then wash surfaces.” Non-storm water discharges of this nature, even if filtered, are not allowed to enter the storm water conveyance system. Water must be contained, collected, and disposed of properly.

SC-41 - Building and Grounds Maintenance, states (in regards to pressure washing), “If soaps or detergents are not used, and the surrounding area is paved, waste runoff does not have to be collected but must be screened. Pressure washers must use filter fabrics or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.” As previously mentioned, non-storm water discharges of this nature, even if filtered, are not allowed to enter the storm water conveyance system. Water must be contained, collected, and disposed of properly.

Note that the City does not require the use of treatment control BMPs as minimum BMPs for existing industrial and commercial facilities. Treatment control BMPs may be necessary at industrial and commercial facilities to reduce pollutants to the MEP. Treatment control BMPs are required for all high priority development projects as required by the Municipal Permit and the City’s SUSMP ordinance. Any business implementing treatment control BMPs should be aware of regulations that regulate the removal of silt, sediment, and/or vegetation from naturally lined ponds and detention basins.